

2783

07-14-95P03:35 RCVD

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AFTER RECORDING MAIL TO:

South Valley State Bank  
P O Box 5210  
Klamath Falls, OR 97601

ATTN: DENISE/VERGIE

LOAN NO. 500016

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## DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on July 14th, 1995. The grantor is  
ROBERT D. SWEAT and ELIZABETH C. SWEAT

The trustee is Aspen Title & Escrow, Inc.  
The beneficiary is South Valley State Bank,  
existing under the laws of an Oregon Banking Corporation  
is P O Box 5210, Klamath Falls, OR 97601

("Borrower").  
("Trustee").  
which is organized and  
, and whose address  
("Lender").

Borrower owes Lender the principal sum of Fifty Thousand Four Hundred Dollars and no/100  
Dollars (U.S. \$50,400.00). This debt is

evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly  
payments, with the full debt, if not paid earlier, due and payable on August 1, 2025. This Security  
Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals,  
extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7  
to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements  
under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in  
trust, with power of sale, the following described property located in Klamath  
County, Oregon:

Lot 42, Block 1, Tract No. 1078, SECOND ADDITION TO KELENE GARDENS, in the  
County of Klamath, State of Oregon.

Code 41 Map 3909-15AA TL 12200

which has the address of 4912 Lorraine Place  
[Street]

KLAMATH FALLS  
[City]

Oregon 97603 ("Property Address");  
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements,  
appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be  
covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant  
and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower  
warrants and will defend generally the title to the Property against all claims and demands, subject to any  
encumbrances of record.